

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 2
FOR THE REGULAR MEETING OF
TUESDAY, MARCH 15, 2005 AT 10:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS – 12TH FLOOR
202 “C” STREET
SAN DIEGO, CA 92101**

ADOPTION AGENDA, DISCUSSION, HEARINGS

NOTICED HEARINGS:

ITEM-S500: Three actions related to Disposition and Development Agreement (DDA) and Associated Actions for Gateway I Family Apartments Project.

(See Redevelopment Agency Report RA-05-07/CMR-05-046. Barrio Logan Community Area. District 8.)

CITY MANAGER’S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2005-930)

Authorizing a finding of benefit for the use of housing set-aside funds outside the Centre City Redevelopment Project Area and authorizing the allocation of \$3,634,000 from the Centre City Redevelopment Project Area low and moderate income housing funds for the development of Gateway I Family Apartments in the Barrio Logan Redevelopment Project.

Subitem-B: (R-2005-931)

Approving the Redevelopment Agency entering into a Disposition and Development Agreement for the Gateway I Family Apartments Project in the Barrio Logan Redevelopment Project Area; approving the sale of property in the Barrio Logan Redevelopment Project Area pertaining thereto; and making certain findings with respect to the Disposition and Development Agreement and sale.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S500: (Continued)

Subitem-C: (R-2005-932)

Certifying that the information contained in the LDR File No. 28813 for the Gateway I Family Apartments has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said Addendum to Environmental Impact Report No. 90-0133 reflects the independent judgment of the City of San Diego as Lead Agency and stating for the record that the final Addendum has been reviewed and considered prior to approving the Project and adopting the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program.

Staff: Rudy Gonzalez – (619) 533-4254

NOTE: See the Redevelopment Agency Agenda of March 15, 2005, for a companion item.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S501: Two actions related to Issuance of Multifamily Revenue Bonds for Fairbanks Ridge Apartments located at the Northwest Intersection of Paseo del Sur and Babcock Street in the Black Mountain Ranch Planning Subarea.

(See San Diego Housing Commission Report HCR-05-19. Black Mountain Ranch Community Area. District 1.)

SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2005-870)

Approving the issuance of not to exceed \$37,000,000 aggregate principal amount of multifamily housing revenue bonds by the Housing Authority of the City of San Diego for the Fairbanks Ridge Apartments, to finance the acquisition and construction of approximately 204 units of multifamily rental housing located at the northwest intersection of Paseo del Sur and Babcock Street in the Black Mountain Ranch Planning subarea, pursuant to Section 147(f) of the Internal Revenue Code of 1986.

Subitem-B: (R-2005-862)

Stating for the record that the information contained in the final Environmental Impact Report (EIR) and Addendum to EIR, including any comments received during the public review process, has been previously reviewed and considered by this Council and it is determined that no substantial changes or new information of substantial importance within the meaning of CEQA Guideline Section 15162 would warrant any additional environmental review in connection with approval of the issuance of multifamily revenue bonds for Fairbanks Ridge Apartments;

Directing the City Clerk to file a Notice of Determination (NOD) with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S502: Issuance of Multifamily Revenue Bonds for Delta Village Apartments Located at 4316-4322, 4352-4368, and 4388 Delta Street.

(See San Diego Housing Commission Report HCR05-20. Southcrest Community Area. District 8.)

SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:

Adopt the following resolution:

(R-2005-887)

Approving the issuance of not to exceed \$20,000,000 aggregate principal amount of multifamily housing revenue bonds by the Housing Authority of the City of San Diego for the Delta Village Apartments to finance the acquisition and rehabilitation of approximately 137 units of multifamily rental housing located at 4316-4322, 4352-4368, and 4388 Delta Street, pursuant to Section 147(f) of the Internal Revenue Code of 1986.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S503: Oyster Shell.

Matter of approving, conditionally approving, modifying or denying of a Coastal Development Permit, Site Development Permit, Tentative Map, Rezone and Local Coastal Plan Amendment, to demolish two existing single family residences and existing commercial building and construct a 14,300 square-foot, three-story, six-unit condominium building with subterranean garage. The project also includes a proposed rezone to the eastern half of the project site from Zone 4 (Pearl Street-Neighborhood Commercial) to Zone 5 (Multi-Family), resulting in the entire property to be within Zone 5 of the La Jolla Planned District. The project site is located at 430, 432, and 440 Pearl Street, in Zones 4 and 5 of the La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and within the La Jolla Community Planning Area.

The Oyster Shell, condominium project, which includes a rezone, is located in the Coastal Zone, therefore the City Council's decision regarding the rezone requires amending the City's Local Coastal Program. As a result, the final decision on this Oyster shell, Condominium project, will be with the California Coastal Commission. The City of San Diego must submit this as an amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment.

(See City Manager Report CMR-05-061. La Jolla Community Plan Area. District 1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolution in subitem A; adopt the resolution in subitem B to grant the permits; adopt the resolution in subitem C to grant the map; and introduce the ordinance in subitem D:

Subitem-A: (R-2005-923)

Adoption of a Resolution certifying Mitigated Negative Declaration No. 5397, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S503: (Continued)

Subitem-A: (Continued)

information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of a tentative map, coastal development permit, site development permit, local coastal plan amendment and rezone for the Oyster Shell project;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated by reference, is approved;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination (NOD) with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2005-)

Adoption of a Resolution granting or denying Coastal Development Permit No. 10076, Site Development Permit No. 10078 and Local Coastal Program Amendment No. 10080, with appropriate findings to support Council action.

Subitem-C: (R-2005-)

Adoption of a Resolution granting or denying Tentative Map No. 10079, with appropriate findings to support Council action.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S503: (Continued)

Subitem-D: (O-2005-107)

Introduction of an Ordinance changing 0.11 acres, located at 444 Pearl Street, in the La Jolla Community Plan Area, in the City of San Diego, California, from the Zone 4 of the La Jolla Planned District into the Zone 5 of the La Jolla Planned District, as defined by San Diego Municipal Code Section 103.1202; and repealing Ordinance No. O-16312 (New Series), adopted October 29, 1984, of the Ordinances of the City of San Diego insofar as the same conflict herewith.

OTHER RECOMMENDATIONS:

Planning Commission on January 13, 2005, voted 5-0 to approve; no opposition.

Ayes: Schultz, Chase, Garcia, Ontai, Steele
Not present: Otsuji

The La Jolla Community Planning Group has recommended approval of this project.

CITY MANAGER SUPPORTING INFORMATION:

The 9,982 square foot project site currently contains two single family residences and a commercial building. All three existing structures are more than 45 years old and were evaluated for historical significance. Based on the submitted Historical Assessment Report the three structures were determined not to have any historical significance. Surrounding the project site are predominately residential land uses with some commercial and mixed-use. The project site is located at 430,432 and 440 Pearl Street, on the north side of Pearl Street just west of La Jolla Boulevard between Olivetas Street and La Jolla Boulevard, within Zone 4 and 5 of the La Jolla Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limit Overlay Zone, and within the La Jolla Community Plan Area. The proposed grading, construction, and subdivision all constitute, by definition, Coastal Development, which pursuant to the Land Development Code (Section 126.0702) requires a Coastal Development Permit. A Tentative Map is required, by the Land Development Code (Section 144.0202), for the proposed consolidation of the two existing lots into a one lot subdivision for six condominium units.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-S503: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

The Rezone is required, by the Land Development Code (Section 123.0102); in order unify the split zoned property under one zone, Zone 5 of the La Jolla Planned District. The property's land use designation became Medium Density Residential (15-30 DU per net acre) during the recent Community Plan update and the most appropriate zone to implement that land use designation is Zone 5 of the La Jolla Planned District, which would allow for the increased residential density of up to 26 dwelling units per acre.

FISCAL IMPACT:

None, all costs associated with the processing of the project are paid from a deposit account maintained by the applicant.

Frazier/Halbert/GRG

LEGAL DESCRIPTION:

The proposed project is located at 430, 432, and 440 Peal Street, between La Jolla Boulevard and Olivetas Avenue, within the Coastal Zone and the La Jolla Community Planning Area, and is more particularly described as Lot 1, Frisbee's Subdivision, Map 6324, along with the southerly 100 feet of Lot 4, Block 14, La Jolla Park, Map 352.

Staff: Glenn Gargas - (619) 446-5142